

MDN SURVEYING LLC
401 W. GREENE STREET
CARLSBAD, NM
(575) 234-3505

PAGE 1 OF 3
1227 EAST RIVER ROAD

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
TO TITLE COMPANY: CENTRIC TITLE AND ESCROW
TO UNDERWRITER: _____
TO LENDER: _____

That on April 3, 2023 I made an accurate inspection of the premises situate at:

A CERTAIN TRACT OF LAND WITHIN THE TOWN OF BELEN GRANT, PROJECTED SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 EAST, N.M.P.M., COMPRISING TRACT 88A1A2 AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 99, AS THE SAME IS SHOWN AND DESIGNATED PLAT ENTITLED "PLAT OF LANDS SHOWING LAND OF RAFAEL GUTIERREZ...", FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO UNDER THE SURVEYS OF PETE SANDOVAL PACKET NO. 30, PAGE NO. 82. EXCEPTING THEREFROM THAT PARCEL OF LAND GRANTED TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY WARRANTY DEED RECORDED FEBRUARY 14, 2000, IN BOOK 326, PAGE 1171, AS DOC. NO. 229302.

Briefly described as 1227 EAST RIVER ROAD
(property address, if applicable)

PLAT REFERENCE: Bearings, and distances are taken from the following:

PLAT SHOWING LAND OF RAFAEL GUTIERREZ, A SUBDIVISION IN VALENCIA COUNTY NEW MEXICO, SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO UNDER THE SURVEYS OF PETE SANDOVAL PACKET NO. 30, PAGE NO. 82.

Note: the error of closure is one foot for every 100,000+ feet along the perimeter of the legal description provided. Easements shown hereon are as listed in Title Commitment/File No. C-103943 provided by the Title Company.

Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

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I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING AT THE TIME OF MY LAST INSPECTION:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipelines on or crossing said premises (show locations, if none visible, so indicate). NONE APPARENT

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: NONE APPARENT

3. Evidence of cemeteries or family burial grounds located on said premises (show location): NONE APPARENT

4. Overhead utility poles, anchors, pedestals, wires, or lines overhanging or crossing said premises and serving other properties (show Location) NONE OR IN EASEMENT

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps of roofs used in common or joint garages: NONE

6. Apparent encroachments. If the buildings, projections, or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location) SEE PORTION OF NORTHERLY FENCE IN ROAD RIGHT OF WAY.

7. Specific physical evidence of boundary lines on all sides: BLOCK WALLS AND PUBLIC RIGHT-OF-WAYS AS SHOWN ON SKETCH.

8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances) IMPROVED (SEE SKETCH).

9. Indications of recent building construction, alterations, or repairs: NONE APPARENT

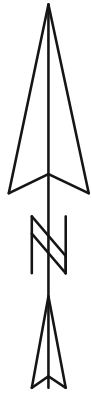
10. Approximate distance of structures from at least two lot lines must be shown SEE SKETCH

The above information is based on boundary information taken from previous survey and may not reflect that which may be disclosed by a boundary survey. I hereby certify that this parcel is within flood zone "A" as shown on F.E.M.A., F.I.R.M. community panel No. 35061C0415E, effective August 19, 2010. **Note: this parcel IS within a Special Flood Hazard Area.**

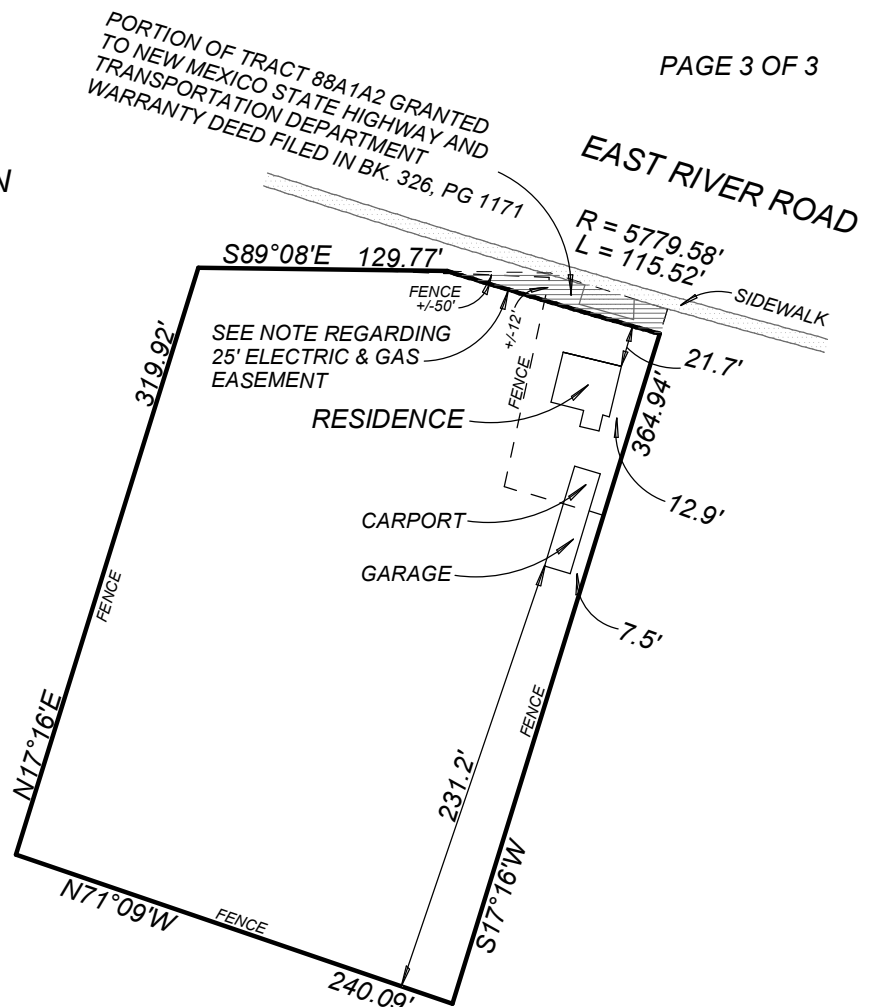

MATTHEW D. NORMAN, PLS 17821



SKETCH OF TRACT 88A1A2
 LAND OF RAFAEL GUTIERRES,
 M.R.G.C.D. MAP 99,
 EXCEPTING THEREFROM PORTION
 DEEDED TO NEW MEXICO STATE
 HIGHWAY AND TRANSPORTATION
 DEPARTMENT
 1227 EAST RIVER ROAD
 BELEN, NEW MEXICO



SCALE: 1" = 100'
 DRAFTED BY: D.S., 4-4-22
 1227ERIV.ZAK



NOTE: 25' JOINT ELECTRIC & GAS EASEMENT FROM DOCUMENT FILED IN BK. 326, PG. 4542, SOMEWHAT AMBIGUOUS LOCATION DESCRIPTION, DRAFTING OF SAID EASEMENT OMITTED INTENTIONALLY

NOTE: THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNERS' TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

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